

**CITY OF NEWPORT BEACH  
PLANNING COMMISSION STAFF REPORT**

May 3, 2012 Meeting  
Agenda Item 2

**SUBJECT:** Cornerstone Securities Residential Addition - (PA2012-027)  
▪ Modification Permit No. MD2012-008  
▪ Variance Permit No. VA2012-001

**SITE LOCATION:** 245 Evening Canyon Road

**APPLICANT:** Daniel Kashani

**PLANNER:** Makana Nova, Assistant Planner  
(949) 644-3249, mnova@newportbeachca.gov

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**PROJECT SUMMARY**

A request for a variance and modification permit to allow a 2,012-square-foot addition to an existing 2,783-square-foot nonconforming single-family residence. The structure is nonconforming because the existing residence encroaches between seven and 11 inches into the required 6-foot right side yard setback. A variance is requested to allow a 72 percent addition and a second floor addition that would project into the southerly side yard setback, in-line with the existing nonconforming residence. The applicant also requests a modification permit to allow two garage parking spaces and two driveway parking spaces, where three garage spaces are required because the proposed gross floor area exceeds 4,000 square feet in area.

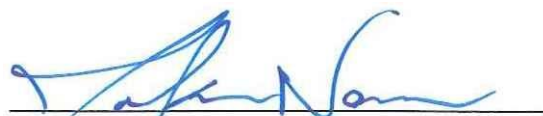
**RECOMMENDED ACTION**

Continue the item to May 17, 2012 so that the item can be re-noticed to comply with the provisions of the Newport Beach Municipal Code.

**DISCUSSION**

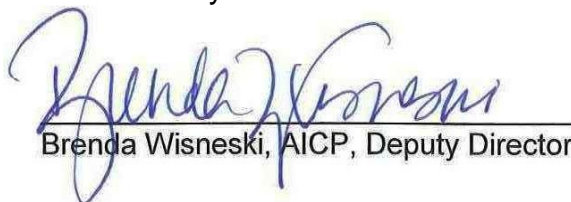
Pursuant to Chapter 20.62 of the Newport Beach Municipal Code (NBMC), all items requiring a public hearing are required to be mailed, posted and published in a newspaper of general circulation. Notice of this item was mailed and posted at the project site; however, the notice published in a newspaper did not include the information required by the Newport Beach Municipal Code. Therefore, this item must be re-noticed to comply with the provisions of the NBMC. Staff recommends this item will be on the May 17, 2012 Planning Commission meeting agenda.

Prepared by:



Makana Nova  
Assistant Planner

Submitted by:



Brenda Wisneski, AICP, Deputy Director